175.0	0005	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,426,300	/	1,426,300
USE VALUE:	1,426,300	/	1,426,300
ASSESSED:	1,426,300	/	1,426,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HELSON HAROLD
Owner 2:	
Owner 3:	
Street 1:	37 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROTHFUCHS DEVELOPMENT INC -
Owner 2:	-
Street 1:	17 THOREAU RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1963, having primarily Clapboard Exterior and 3420 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5800.000	1,009,800	700	415,800	1,426,300
Total Card	0.133	1,009,800	700	415,800	1,426,300
Total Parcel	0.133	1,009,800	700	415,800	1,426,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.05 | /Parcel: 417.05

Legal Description

User Acct: 117563

GIS Ref

GIS Ref

Insp Date: 07/09/20

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0013.A

!13678!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,009,800	700	5,800.	415,800	1,426,300		Year end	12/23/2021
2021	101	FV	931,000	700	5,800.	415,800	1,347,500		Year End Roll	12/10/2020
2020	101	FV	209,600	0	5,800.	415,800	625,400	625,400	Year End Roll	12/18/2019
2019	101	FV	193,000	0	5,800.	409,900	602,900	602,900	Year End Roll	1/3/2019
2018	101	FV	193,000	0	5,800.	314,800	507,800	507,800	Year End Roll	12/20/2017
2017	101	FV	193,000	0	5,800.	297,000	490,000	490,000	Year End Roll	1/3/2017
2016	101	FV	193,000	0	5,800.	273,200	466,200	466,200	Year End	1/4/2016
2015	101	FV	194,700	0	5,800.	255,400	450,100	450,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:31:59

LAST REV

Date	Time
06/08/21	15:33:07

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13678

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHFUCHS DEVE	75783-485	1	10/1/2020		1,510,000	No	No		
MOIR NANCY E/ E	73919-350		12/30/2019	Estate/Div	680,000	No	No		
	10444-496		1/10/1964			No	No		Nancy E Moir dod 10/7/2019

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2020	333	Addition	175,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
7/9/2020	Measured	DGM	D Mann
3/30/2020	Mail Update	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
6/29/2018	Meas/Inspect	BS	Barbara S
10/15/2008	Meas/Inspect	189	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	70.	1.02	6									415,801						415,800	

Total AC/HA:	0.13315	Total SF/SM:	5800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	415,801	Spl Credit		Total: 415,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1963	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01206899
Const Adj.:	0.99989998
Adj $ / SQ:	131.556
Other Features:	132199
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1020035
Depreciation:	10200
Depreciated Total:	1009834

COMMENTS

OF=SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

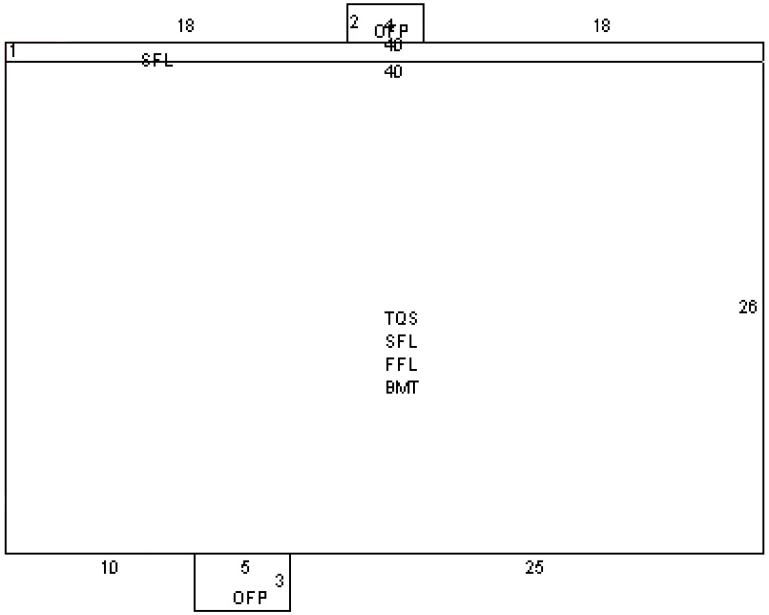
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	232.85
Special Features:	0	Val/Su Net:	254.81
Final Total:	1009800	Val/Su SzAd	348.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	131.560	142,080
BMT	Basement	1,040	59.200	61,568
FFL	First Floor	1,040	131.560	136,818
TQS	3/4 Story	780	131.560	102,614
OFP	Open Porch	23	44.000	1,012

Net Sketched Area:	3,963			Total:	444,092
Size Ad	2900	Gross Area	4223	FinArea	3420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0005-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2020	4.85	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	
				Total:	700

IMAGE

AssessPro Patriot Properties, Inc